



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Jane Isomoto at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.torrnet.com.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION
Monday through Friday from
7:30 a.m. to 5:30 p.m.
Offices are closed alternate Fridays.

City Hall will be closed
Friday, March 3

CITY OF TORRANCE PLANNING COMMISSION

**CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503**

**WEDNESDAY, MARCH 1, 2006
7:00 P.M.**

**"Happiness lies in the joy of achievement and the
thrill of creative effort."**

~FRANKLIN D. ROOSEVELT~

AGENDA

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
- 4. MOTION TO ACCEPT AND FILE REPORT ON
POSTING OF AGENDA**
- 5. APPROVAL OF MINUTES: JANUARY 18, 2006**
- 6. REQUESTS FOR POSTPONEMENTS**

7. TIME EXTENSIONS

ROLL CALL: ____ Browning ____ Busch ____ Drevno ____ Fauk ____ Gibson ____ Horwich ____ Chairperson Uchima

A. MIS06-00046 (TT54196): COURTYARD VILLA ESTATES (RICHARD GREENE)

Planning Commission consideration for approval of a one-year time extension of a previously approved Tentative Tract Map (TTM54916) for condominium purposes and to allow a Lot Lint Adjustment on property located in the C-2 Zone at 3914 and 4004 Sepulveda Boulevard and 22311 Ocean Avenue. (Res. No. 05-071)

8. CONTINUED HEARINGS

A. PRE05-00023, WAV05-00013: LES ARNESON

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence and a Waiver of the required side and front-facing garage setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 207 Via Anita. (Res. No.'s 05-116, 05-117)

B. PRE05-00043: NELU ARDELJAN (PETE ARDELJAN)

Planning Commission consideration of a Precise Plan of Development to allow the construction of a new two story single family residence with an attached garage in the Hillside Overlay District in the R-1 Zone at 227 Paseo De Granada. (Res. No. 06-020)

9. WAIVERS

10. FORMAL HEARINGS

A. CUP06-00001, DIV06-00001: SHEIKH I. ULHAQ (NADIR KAMRAN)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two detached condominiums in conjunction with a request for a Division of Lot for condominium purposes on property located in the R-2 Zone at 18144 Regina Avenue.
(Res. Nos. 06-031, 06-032)

B. CUP06-00002, DIV 06-00002: ROBERT AND PAMELA AGUILAR (ROSA VELAZQUEZ)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two detached condominiums in conjunction with a request for a Division of Lot for condominium purposes on property located in the R-2 Zone at 1641 Juniper Avenue.
(Res. Nos. 06-033, 06-034)

C. MOD06-00001 (PCR76-17): VONS, A SAFEWAY COMPANY (CRAIG BABB)

Planning Commission consideration for approval of a Modification of a previously approved Planning Commission Review (PCR76-17) to allow the construction of a replacement grocery store including an approximately 12,000 square-foot expansion, parking lot improvements adding an existing vacant parcel, and façade improvements for the entire shopping center on property located in the C-3 Zone at 4705 Torrance Boulevard.
(Res. No. 06-035)

11. RESOLUTIONS

12. PUBLIC WORKSHOP ITEMS

13. MISCELLANEOUS ITEMS

A. MIS06-00021: MARGARET MILLER

ROLL CALL: ____ Browning ____ Busch ____ Drevno ____ Fauk ____ Gibson ____ Horwich ____ Chairperson Uchima

Planning Commission review of an appeal of a Community Development Director approval of a Minor Hillside Exemption to allow a 4 foot fence along the western property line in the front yard on property located within the Hillside Overlay District in the R-1 Zone at 5364 Doris Way.
(Res. No. 06-030)

B. MIS06-00037: CORNELIUS BOR

Planning Commission consideration for approval of a Minor Hillside Exemption to allow a 492 square foot one-story addition to an existing single story residence located in the Hillside Overlay District in the R-1 Zone at 407 Via Mesa Grande. (Res. No. 06-036)

C. PLANNING COMMISSION ANNUAL REPORT 2005

14. **REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**
15. **LIST OF TENTATIVE PLANNING COMMISSION CASES**
16. **ORAL COMMUNICATIONS FROM THE PUBLIC**
17. **ADJOURNMENT**